



**Meeting Minutes:** Three River Estates Property Owners, Fort White, FL. 32038

**Date:** February 7, 2023

1. Call to Order by G. Hunter
2. Invocation: W. Sellers
3. Pledge of Allegiance
4. Roll Call:

<u>Board Members:</u> Glenn Hunter, Chairman Tom Tramel, Vice Chairman Vonda Ackerson James Baker -John Bryant Sammy Keen Tommy Matthews Rick Palm Cathy Rieker Wayne Sellers Charlee Thompson	<u>Officers:</u> Terri Hester, President Mickey Olson, Vice President Victoria Imm, Treasurer Hilda Gilchrist, Secretary	<u>Alternates:</u> Judy Brim -Amanda Cartwright Mike Davis -Stephanie Watson
	<u>Park Manager</u> Bill Brim	

5. *Motion to approve all excusable members by C.Thompson, 2nd T. Tramel; motion passes.*
6. *Approve February Agenda : Motion by C. Thompson, 2nd W. Sellers; motion passes.*
7. Approve January Minutes: Spelling of Ray Berber will be corrected. Line 7, remove W. Seller's and J. Baker since they had not stepped up in Dec. Page 2, strike note... J. Crane's opinion...  
 \* Chairman noted there is a committee that will begin to work on Airbnb with legal counsel. *Motion to approve minutes, pending changes, C. Thompson, 2nd by T.Tramel, Motion passes.*

**8. Secretary's report, H.Gilchrist**

Secretary noted that she will be getting a printer so that Terri and Wanda don't have to take that on along with all their other business.

**9. Treasurer's Report: V.Imm**

Since we moved meeting date to 1st week in Feb., Carol was not able to put together *P&L chart*. As of January 31st...

Drummond Bank Account info for October 2022:	Membership Account (4832)
Checking Plus (5641): \$46,138.52	Monthly Checks: \$47,105.00
Reg. Savings (0820): 50,034.81	Dep. on line: 33,210.00
Classic Check (4832): 50,742.00	<b>Total Expenditures: \$80,315.00</b>
<b>Total: \$146,915.33</b>	

\*Normal monthly checks were written with following exceptions **Transf. \$ 40,000.00 to (4832)**

Rock at Fishing Park	\$ 240.00
Liability Ins.	2,563.26
Print Invoices	1,053.41
Refund dues overpayments	305.34

*Motion to approve treasure's report C. Thompson, 2nd V.Ackerson, motion passes.*

\*Also, Drummond is closing, we have representative at SEACOAST Williston's Branch, Account number's won't change; our business plans will map over so we don't have charges; on line will be under Seacoast.

### **10. President's Report, Terri Hester:**

- \*Need people to mail back membership form so she can officially get their keys out.
- \*March 25th Hamburgers and chips, Karaoke with Spring Blowout
- \*April 22nd Fish Fry

### **11. Park Managers Report, Bill Brim:**

- \*Things quiet, worked with Vonda to clean out storage shed. Bathroom on Suwanee side all toilets are leaking, need to be completely replaced, and a filter be put on the pump.
  - \*Rock was placed in Fishing Park. Heavy rock was moved.
  - \*A person has been coming into Brennan Park from the Suwanee side. He's caught them with fires going. A few people have been staying real late. Noted that Parks close at dusk.
  - \*Boat ramp Park on Suwanee side the lock was broken, now replaced, quite expensive.
  - \*Wifi is down on Suwanee side.
  - \*C. Thomason noted that this month another unit will be placed close to the water.
  - \*V. Imm brought up that back in the summer, members requested the need for a fan in the Suwanee side pavilion. It was noted that we need to research and get the best model exterior ceiling fan possible.
  - \*Signs were shored up at the entrances with re-bar and concrete.
- Neighbors have complained that folks are going into Point Park, Midpoint, and Camping Park during the early morning. These neighbors have been asked to note as much info including date and car type, etc.
- \*C. Thompson says we have very good video of the man who broke the lock; everything's been recovered.

**12. Maintenance Committee Report,** J. Bryant usually takes this, he's not here, and Park Manager report just covered maintenance.

### **13. Communications Committee Report:**

#### **Membership update: V. Ackerson**

Terri has been working to get all the keys out and money deposited

- \*Columbia County: 516
- \*Suwanee County: +178
- \*Total : 694

Rumor control: Our membership form is required to acknowledge that we have by-laws, restrictions and covenants, all listed under TREPO.net.

\*Keys...Mr. Keaton was really under the gun to cut the keys last minute. She suggests we order the blank keys now, so we don't run into same problem. This is an \$8-9,000 expenditure already in the budget, **Chairman recommends we proceed.**

\*Discussion took place regarding possibilities of reducing the cost of keys through re-cycling, cutting notches into the old keys, or keeping this year's keys and cut notches into next year's keys. Tumblers in the locks are changed every keys.

\*Other rumors dispelled...Bill is not making \$40,000 a year; our Board members are not paid; all volunteers. HOA membership is mandatory. Otherwise if you go to sell your property it does not give you clear title.

**March 25th Hamburgers and chips, Karaoke with Spring Blowout**

**April 1st is Children's Easter Egg Hunt.**

**April 22nd Fish Fry**

### **14. New Business:**

- \*Chairman noted he received a letter from Amanda Cartwright. She has to resign as an alternate due to family and work commitments. We have a full board and there is no need to replace a fourth alternate.
- \*Rick Palm. Opted that we have issues with the Newsletter. Options include discontinue; print newsletter on line; or get a manager to herd the newsletter out by deadlines.
- \*H. Gilchrist noted that she's seen Susan's e-mails...she's very busy and even commented that it would be a huge savings to publish electronically.

\*R. Palm volunteered to be a committee of one and come back with recommendation.

\*C. Thompson notes that he set up an electronic e-Mail last year; it's ready to go, so he is added to the committee.

\*T. Mathews about our membership increase which could be addressed in newsletter.

### **15. Old Business: Tommy Mathews**

\*The project committee met Feb. 6 2023, The plan is to remodel the clubhouse and eliminate the bathroom in the office. He will be speaking with the building department to confirm that they accept the plan to get rid of the interior bathroom and use those to the south.

The plan also includes improving the large Hodor Pavilion with more seating and built in tables at the edges, so that we can use it for our meetings while we remodel the clubhouse. Plan is to remove the tables, and fix west end by removing existing trusses and match existing roofline with new trusses, also address decking repair. Tommy hopes to go to bid the plans for the pavilion (handed out to Board) and have bids back for the next meeting.

### **Pets on Park Property: C. Rieker**

\*Two lengthy meetings were conducted to consider having dogs in the parks up to, and including creating a dog park for our members to use. After discussing our ideas with the insurance company. the committee determined that creating a dog park would be too greater liability for the community, particularly since we do not have the resources or man-power to properly monitor it. We unanimously agreed that the rules already in place regarding dogs in the parks should stand as they are, with one addendum. All dogs must have current rabies vaccination tag, visible or in possession of the owner, while at the designated parks that allow dogs. The rules can be found posted within the parks and are also on our website at [TREPO.net](http://TREPO.net)

\*Park Manager notes people think they can bring dogs on leashes to all parks. There are 3 parks on the Columbia side where **dogs are allowed on a leash**, they are **Camping Park, Fishing Park and Bridge Park**. On the Suwanee side no dogs are allowed at any parks except when walked directly to a boat.

\*Tommy Matthews brings up that the policies and procedures adopted May 7, 2018 clearly states rules for every Park, but he questions whether it was adopted. Both the Chairman and V. Imm confirm that it was adopted. C. Thompson was requested to publish onto our website.

\*Chairman requested that the document be reviewed by the communications committee and a report be brought back at the next meeting and then we can post it.

\*R.Gerner objected to what he heard; he claims his dog can't access the water at the parks noted, and asks why dogs can't be allowed in parks during the week when attendance is much lower.

\*W. Seller's noted that if we make it legal to allow dogs in our parks, our insurance will be canceled; the Insurance Co. essentially said... You do what you want to do, TREPO, but if there's an incident, we cancel your insurance.

V.Imm added...As you remember, we already had an incident last year when there were dogs in the park, and a gentleman was approached by the dog and he was very intimidated. There was a huge blow up, fortunately, the man didn't have a heart attack in the water. If we designate that dogs are allowed as R.Gerner would like, and this had turned into a lawsuit, TREPO would be liable.

\*Chairman noted that by requiring the vaccinations (as they are at State Parks), that will assist the park manager with members who continue to bring their dogs to parks.

\*T.Tramel noted there are no dogs allowed in our parks with the exception of service dogs. Unfortunately, there are only two questions that can be asked of the owner...1) Is this a service dog and 2) what is this service dog trained to do for you.

\* H Gilchrist noted that if R.Gerner could get his dog trained to be a service dog, then it would be allowed. She also noted that although he claims his dog can't reach the water at the parks where dogs are allowed, she disagrees... they are able to reach the water she's walked those parks.

\*Cathy noted he wants to use Hodor, but it was made clear during the committee meetings that the rules don't allow that.

## 16. Open Property Owner's Comments

\* Jesse Crane, Texas Lane inquired whether TREPO got the IRS not-for-profit status back.

\* The chairman responded that Carol is not here and we will check with the accountants. Our county says we are not a none profit, therefore we are NOT eligible to not pay sales tax. We will be filing a 1120H form as required.

\* Tim Dockery thanked the board for everything. He's finally retired, he bought his place for his employees, guest and family. He's only here part time, mainly in the winter, while they come in the summer. He cannot accompany his guests to the park and suggests a provision where members can submit names of family and friends that would be allowed access to the park.

\* Chairman noted there is a committee working on exceptions that include what he has recommended.

\* David Lopez of 1643 Newark Drive rents from a corporation with an option to buy. He was given a key by the corporation that did not work.

\* V. Ackerson notes that as a long-term rental he should be able to get a viable key from whomever's name is on the deed (the corporation), and then, once he purchases and gives TREPO a recorded copy of the deed then he can get a key. His name is not on the deed, and that is why he hasn't gotten any newsletters or any other correspondence.

\* Christine Richard of 440 Southwest Albany Terrace here with her brother. She complains that the 10 acres across from her (Albany Terrace & Copperhead), recently sold but the owner (Steve Ray) continues to live in the power easement (County property) owned by Duke energy. He's trashing the place up, he drags a 600 foot extension cord and gets water from her property.

\* Chairman notes that this is not something we can do anything about and referred him to the **County, Commissioner** and Code Enforcement. The new owner and they have called the Sheriff's office however, every time the Sheriff comes, the owner runs in the woods.

## 17. March 14, 2023.

18. **Adjourn:** Motion to adjourn 8:09